126.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,600 / 828,600
					USE VALUE:	828,600 / 828,600
					ASSESSED:	828,600 / 828,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANG XIAOWEN
Owner 2:	YANG NING
Owner 3:	
Street 1:	34 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOGHUE ELLEN M -
Owner 2:	LIFE ESTATE -
Street 1:	C/O STEPHEN R GULICK
Twn/City:	WORCESTER
St/Prov:	MA Cntry:
Postal:	01609

NARRATIVE DESCRIPTION

This parcel contains 7,021 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 1689 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7021.000	261,000		567,600	828,600
Total Card	0.161	261,000		567,600	828,600
Total Parcel	0.161	261,000		567,600	828,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.59 | /Parcel: 490.5

Legal Description

User Acct 81422

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/13/18

!9793!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,700	0	7,021.	567,600	869,300	869,300	Year End Roll	12/18/2019
2019	101	FV	238,000	0	7,021.	599,100	837,100	837,100	Year End Roll	1/3/2019
2018	101	FV	238,000	0	7,021.	441,400	679,400	679,400	Year End Roll	12/20/2017
2017	101	FV	238,000	0	7,021.	422,500	660,500	660,500	Year End Roll	1/3/2017
2016	101	FV	238,000	0	7,021.	391,000	629,000	629,000	Year End	1/4/2016
2015	101	FV	232,000	0	7,021.	327,900	559,900	559,900	Year End Roll	12/11/2014
2014	101	FV	232,000	0	7,021.	320,400	552,400	552,400	Year End Roll	12/16/2013
2013	101	FV	232,000	0	7,021.	305,200	537,200	537,200		12/13/2012

PRINT

Date	Time
12/11/20	00:12:35

LAST REV

Date	Time
07/30/20	09:56:07
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GULICK STEPHEN	73627-453	1	11/12/2019		783,000	No	No		
GULICK STEPHEN	63713-259		6/5/2014	Convenience	1	No	No		Ellen Donoghue dod 6/20/2019
DONOGHUE ELLEN	56849-99		5/12/2011	Convenience	1	No	No		
DONOGHUE ELLEN	51261-362		6/3/2008	Family	1	No	No		
DONOGHUE ELLEN	37815-365		1/28/2003	Family		No	No		
DONOGHUE ELLEN	35098-242		3/8/2002	Family		No	No		
	10535-284		5/23/1964			No	No		N

USER DEFINED

Prior Id # 1:	81422
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
6/11/2019	Mail Update	JO	Jenny O
4/13/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Measured	336	PATRIOT
11/13/2000	Hearing N/C		
10/31/2000	Hearing N/C	163	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7021		Sq. Ft.	Site		0	90.	0.90	10									567,570						567,600	

Total AC/HA: 0.16118 | Total SF/SM: 7021 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 567,570 | Spl Credit | Total: 567,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27166963
Const Adj.:	0.98500049
Adj $ / SQ:	156.574
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437144
Depreciation:	176169
Depreciated Total:	260975

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

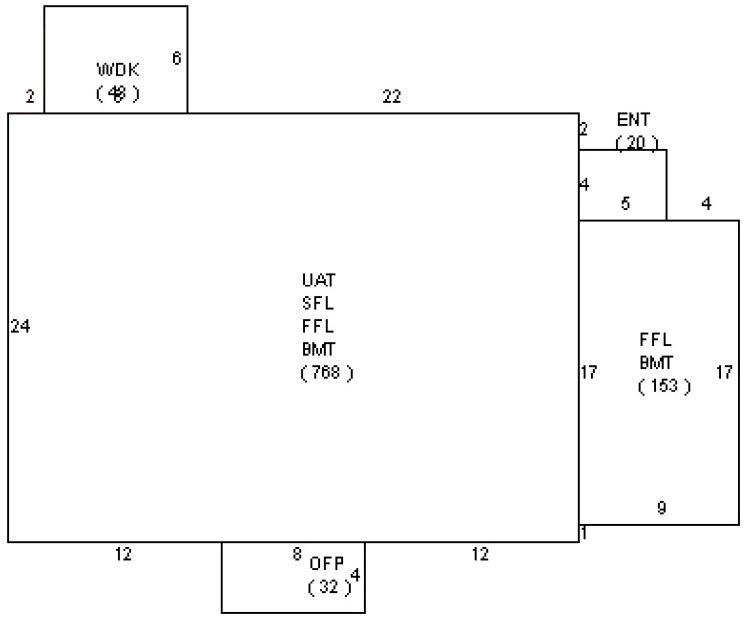
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.23
Special Features:	0	Val/Su Net:	89.94
Final Total:	261000	Val/Su SzAd	154.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	921	46.970	43,262
FFL	First Floor	921	156.570	144,205
SFL	Second Floor	768	156.570	120,249
UAT	Upper Attic	192	62.630	12,025
WDK	Deck	48	15.760	756
OFP	Open Porch	32	43.340	1,387
ENT	ENTRY	20	26.000	520
	Net Sketched Area:	2,902	Total:	322,404
Size Ad	1689	Gross Are	3478	FinArea 1689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

126.0-0007-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	